



**TOWN OF KNIGHTDALE  
PLANNING AND ENGINEERING COMMITTEE  
MEETING MINUTES**

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**950 Steeple Square Court, Knightdale, North Carolina 27545**

**June 14, 2010**

**ITEM I. CALL TO ORDER**

Councilor Gleason called the meeting to order at 5:56pm, June 14, 2010.

**In attendance:**

Councilor Poirier, Councilor Gleason, Doug Taylor, Seth Lawless, Chris Hills, Jeff Triezenberg, Fred Boone

**ITEM II. APPROVAL OF MINUTES**

Councilor Gleason moved to approve the May 10, 2010 minutes, by ascension.

**ITEM III. OLD BUSINESS**

**A. Updates:**

a. I-540 Landscaping Project

Mr. Boone explained that no work was undertaken during the month of May. So far in June, planting beds have been installed, the area has been cleared and plants will arrive next week. Performance period ended June 13. The contractor requested extending the performance period by 46 days.

Mr. Hills noted that a second performance period in the fall would match the best time for planting.

Mr. Taylor asked if there could be conditions on plant replacement or a relatively good timeline.

b. Poplar Creek Sewer Line

Mr. Boone explained that the award has gone out. Construction will begin this month and should be completed by June 2011.

c. Fayetteville Street Railroad Closing

Still haven't heard anything from NCDOT.

**B. Minimum Housing Ordinance Update**

Mr. Hills explained that the Town Attorney has confirmed that we can add the Minimum Housing Ordinance to our UDO and apply it to all housing stock within ETJ, not just rentals. Specifically he noted that The Mayor would like to add 160A-443:

Property is inspected and public official determines that dwelling is unfit for human habitation (as defined in Town Code) and orders owner to repair or vacate dwelling within 30 days, owner is given opportunity to appeal finding. If property is vacated, it must be boarded up or otherwise

secured against trespass. If not voluntarily vacated, Town can bring suit in ejectment. If repairs to bring property to minimum code standard are not completed within 12 months, Town may after notice/hearing given to owner, declare the improvements abandoned, and demolish the same and lien the property.

#### **C. ETJ Extension Update**

Mr. Hills updated the Committee on the status of the Extra-Territorial Jurisdiction extension and explained the reduction of area so as not to include partial subdivisions. The group agreed that the reduction that makes sense. He explained that 45 families came to the drop-in session. Some were very positive; those with large tracts were interested in what the change meant for their property.

#### **D. Fences in Easements – ZTA Proposal**

The group discussed a potential Zoning text amendment to regulate fences in easements. Mr. Boone explained that the goal was to help homeowners build their fences appropriately, but there was some concern about how the matter would be policed. There was general agreement in the group that notifying a resident who was in an easement would be a good thing, but some question of where the language would be best placed. Mr. Hills noted that simply explaining that fences would be subject to removal in easements would be enough and the group generally agreed.

#### **E. Itinerant Merchants**

The group had a consensus that itinerant merchants were not compatible with the intent of business development in the Town.

### **ITEM IV. NEW BUSINESS**

#### **A. Street Tree Planting Schedule in SFD Subdivisions**

Mr. Hills explained that Mr. Zick e-mailed him regarding a uniform policy for the implementation of street trees. Mr. Boone suggested that trees be planted before road acceptance. Mr. Hills indicated this would be tantamount to planting trees following the completion of the subdivision. Mr. Taylor and Councilor Gleason agreed that planting trees on a lot by lot basis was most sensible, and staff agreed. Mr. Boone and Mr. Hills suggested that a Zoning Text Amendment be brought up to include street trees in the Certificate of Occupancy in Chapter 16. The committee agreed.

#### **B. MI Zoning District Design Provisions**

The group discussed a request by Mr. Doug Watson to look into design standards for the MI district to create a Zoning Text Amendment that would loosen design restrictions on industrial buildings, particularly in the eastern side of the ETJ. Mr. Triezenberg explained that many of these issues were addressed in 2008 and that staff, LURB and Council had decided on specific architectural standards that did not include metal structures. Mr. Hills explained that the legislative arms were going to have to judge the long term value of the architectural standards.

Councilor Poirier noted that Mr. Watson had begun asking around about how he should proceed with the matter. Mr. Hills advised that he could proceed with the process for a Zoning Text Amendment or Zoning Map Amendment, but that staff would not initiate it. The Councilors expressed an interest in discussing it at council.

#### **C. Oversized Utility Reimbursement Options**

Mr. Lawless explained that Knightdale UMC and Cheswick have language in their development agreements that imply investments, explaining that the Town already has a fee, but we're sending it all to Kimco Wakefield. He also indicated that he did not favor another fee on top of what we already have.

The group recommended the issue be addressed by the Budget Committee.

**D. Small Project Management Policy**

Mr. Boone postulated that if we had a project that identified Three Sisters' Road as a potentially developing road, the Town may feel it necessary to assess the developments along it or take it on as a Town project. Mr. Hills noted that the Town had not assessed anyone in the past.

Mr. Taylor expressed that he felt that the complete streets policy required a policy of understanding on the issue and urged staff to figure out a stand.

**ITEM V. OTHER BUSINESS**

**ITEM VI. ADJOURNMENT**

The meeting was adjourned by Councilor Gleason at 6:57.